

# FEB 2006

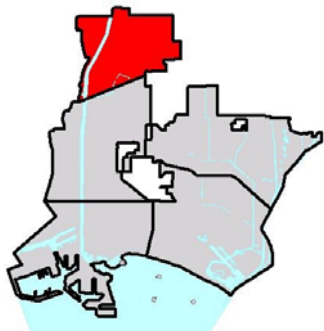
## North Long Beach Community Planning Bulletin

City of Long Beach ■ Department of Planning and Building  
Community and Environmental Planning Division

[www.longbeach.gov/plan/pb/cpd](http://www.longbeach.gov/plan/pb/cpd)



Revised February 14



The City of Long Beach is divided into five planning areas with a Community Planner assigned to each geographic area. This monthly bulletin is compiled by your community planner as a forum to update citizens on new developments and neighborhood issues as a way of keeping citizens involved in the planning process. Please contact Scott Mangum, North Long Beach Community Planner, at (562) 570-6435 or via email at [Scott.Mangum@longbeach.gov](mailto:Scott.Mangum@longbeach.gov) if you have questions about this bulletin.

This bulletin is also available on the internet at:  
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### NEW APPLICATIONS

1. **Administrative Use Permit to establish an outdoor vending Coffee Cart at 5502 Cherry Ave. (Case 0601-01) SV (see Attachment 7)**

The former K-Mart site at 5502 Cherry Avenue, now a Superior Warehouse and the Superior Galleria indoor merchandise mall, is zoned IL (Light Industrial). The applicant has proposed to locate a Coffee Cart on the exterior walkway in between the two entrances to the merchandise mall. An Administrative Use Permit is required for vending carts in the IL Zone.

**The Zoning Administrator approved the AUP request at the February 6, 2006 hearing.**

### PENDING CASES PREVIOUSLY REPORTED ON

2. **Conditional Use Permit for new cellular Mono-Palm at 5115 Atlantic Ave. (Case 0512-25) LH (see Attachment 5)**

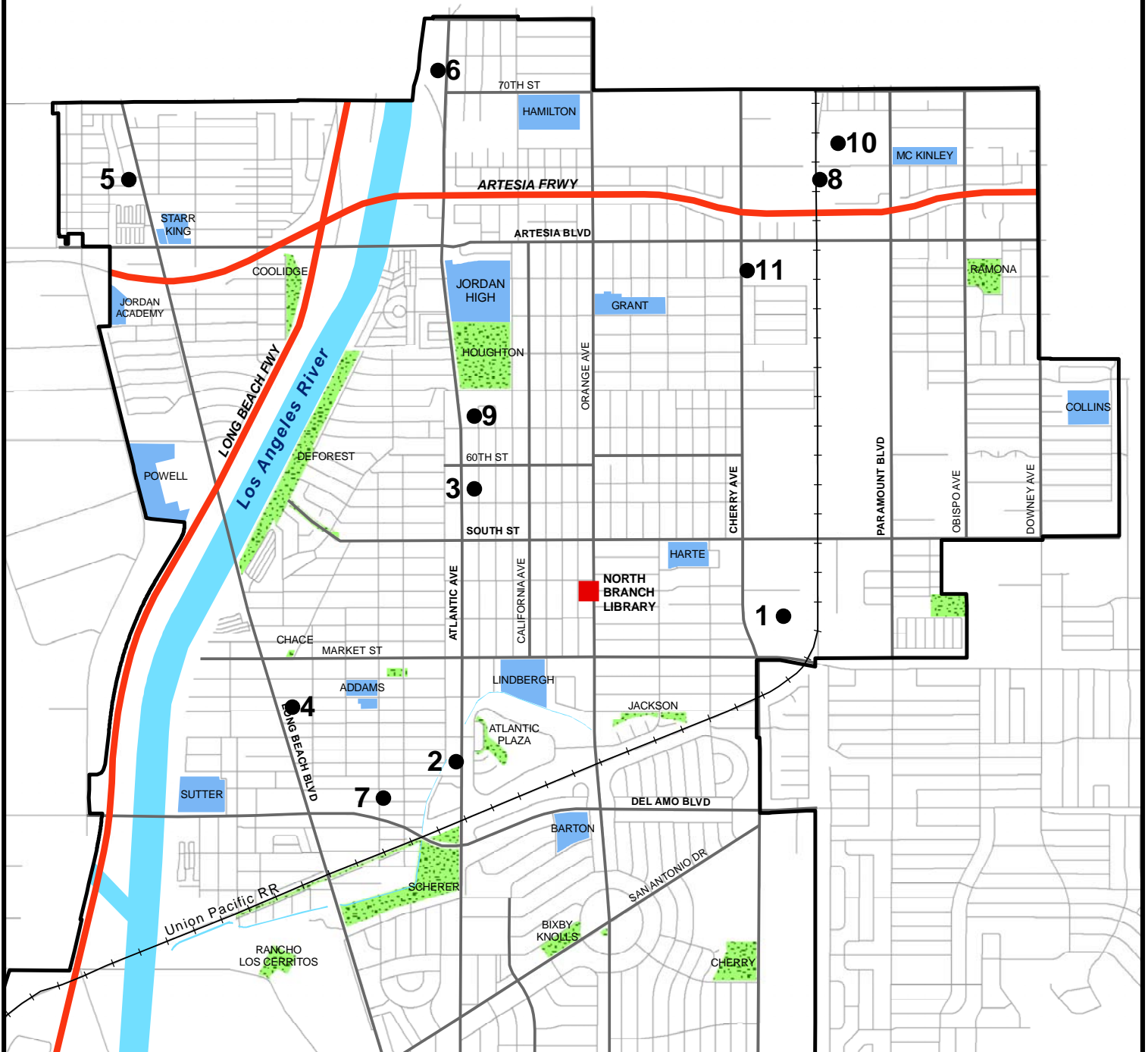
A 45' high cellular monopole, designed as a palm tree, is proposed behind a commercial building at 5115 Atlantic Avenue. The equipment cabinets are proposed within the existing building. A Conditional Use Permit is required for cellular monopoles in all Commercial zones. Planning Staff has asked for an analysis of alternative sites that would meet the location requirements, but would not require a mono-pole.

The Planning Commission **Public Hearing** is tentatively scheduled for **March 2, 2006**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyne Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

3. **Staff Site Plan Review for new two-story retail/office building at 5948 Atlantic Ave. (Case 0506-29) LF (see Attachment 6)**

A new 1,257 SF two-story retail/office building with 5 parking spaces is proposed on the 40' x 115' vacant lot. The revised design is more consistent with the North Long Beach Design Guidelines than the original submittal. However, as proposed the design would require standards variances for an open carport on the north property line, instead of a 3' 0"

# North Long Beach - Site Location Map



- Library
- Park
- School



0 1,250 2,500 5,000  
Feet

1. 5502 Cherry Ave. – AUP for an outdoor vending coffee cart (2/6 ZA)
2. 5115 Atlantic Ave. – CUP for a 45' Mono-Palm (3/2 PC)
3. 5948 Atlantic Ave. – SSPR for retail office building
4. 5290 Long Beach Blvd. – CUP for a 45' Mono-Palm (3/2 PC)
5. 6769 Long Beach Blvd. – CSPR for self-serve car wash (PC)
6. 7105 Atlantic Place – SV to legalize Horse Stalls (ZA)
7. 306 E. Home St. – AUP to convert commercial to residential (PC)
8. 2531 E. 67<sup>th</sup> St. -CUP Mod, ND - LNG Tank & Fueling Station (PC)

side yard setback, a two-way driveway less than 20' wide, and a reduced number of parking spaces. Staff would not support the variance requests. The most recent submittal is **incomplete** as it lacks all four colored elevations and a material board.

As background, in July 2005 the Site Plan Review Committee reviewed and determined that the project required significant redesign to comply with the North Long Beach Design Guidelines. Specifically, the design should reflect that of a storefront building, where the submitted design had a residential look.

**4. Conditional Use Permit for new cellular Mono-Palm at 5290 Long Beach Blvd. (Case 0512-01) LH (see Attachment 2)**

A 45' high cellular monopole designed as a date palm tree is proposed behind the Optical Optometry building at 5290 Long Beach Boulevard. Additionally, equipment cabinets screened by a 6' block wall at ground level are proposed. A Conditional Use Permit is required for cellular monopoles in all Commercial zones. Staff asked the applicant to explore other locations in the area for an attached/roof mounted cellular site.

The Planning Commission **Public Hearing** is tentatively scheduled for **March 2, 2006**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

**5. Conceptual Staff Site Plan Review for new coin-operated car wash at 6769 Long Beach Blvd. (Case 0511-29) SV (see Attachment 1)**

A coin-operated car wash with six self-wash bays, eight vacuum machines, a 405 SF second story office, and eleven parking spaces is proposed at 6769 Long Beach Boulevard (Northwest corner of 67<sup>th</sup> Way and Long Beach Boulevard). The proposed development would take access from 67<sup>th</sup> Way and two adjacent alleys. The five lots, totaling 15,044 SF, are zoned CCA (Commercial Community Automobile-Oriented.) A Conditional Use Permit is required for a Car Wash in the CCA zone. Conceptual Site Plan Review is a preliminary review of the development proposal among City staff to point out public policies and code issues, which may affect the development; and to suggest alternatives. Following Conceptual Site Plan Review, the applicant may apply for the necessary entitlements at which time a Planning Commission Public Hearing date would be scheduled.

At Conceptual Site Plan Review it was determined that a Site Plan Review application would require a Conditional Use Permit, a Mitigated Negative Declaration (environmental review), and a standards variance for less than required setback from the Northern property line. As submitted staff would recommend denial based on concerns about the proximity of the use to single-family residential, noise, hours of operation, and light/glare.

**6. Standards Variances to legalize horse stalls at 7105 Atlantic Place (Case 0509-29) JM (see Attachment 4)**

The property, zoned R-2-N, is located within a Horse Overlay District. The Horse Overlay District establishes regulations, safeguards, and controls for keeping and maintaining horses. A property within the Horse Overlay District and R-2-N zone may keep one horse for every 2,500 SF of lot area. The applicant requests to legalize 18 horse stalls, where a maximum of

8 horses/horse stalls are allowed by code. The applicant is also seeking standards variances for setbacks from rear and side property lines (0' setback is proposed where 10' is required) and minimum distances between horse stalls and other structures. The property owner has been sited by code enforcement. The Standards Variance requests will be heard at a future Zoning Administrator Hearing once applicable fees have been paid.

**7. Administrative Use Permit to convert commercial building to residential at 306 E. Home St./5052 Locust St. (Case 0506-28) JM (see Attachment 9)**

The 75' x 90' (6,750 SF) lot is zoned R1-N (Single Family Residential) and contains two primary structures, a single-family dwelling and vacant commercial structure built in 1928. The applicant has applied for an Administrative Use Permit to change the use of the commercial structure at the corner to a second residential unit. The existing two-car garage serves the existing house. The applicant has proposed to provide one or two additional open parking spaces on site to serve the proposed residential unit. Standards Variances will not be required for the existing structures. A firm Planning Commission date will be set once complete plans are submitted.

**8. Modification of a Conditional Use Permit for a proposed LNG fueling station and tank at 2531 E. 67th St. (Case 9805-11, 9805-18) DB (see Attachment 13)**

A new 50-foot high (12' diameter) Liquefied Natural Gas (LNG) storage tank and fueling station at the Consolidated Disposal Service yard at 2531 E. 67th Street is proposed. Consolidated states that the use of cleaner burning LNG vehicles, replacing the current diesel-fueled vehicles, will be phased in over time with 57 to be in operation by 2006 and 141 by 2012. The location of the new fueling station would be in close proximity to the existing diesel fueling station at the Western edge of the site near the Union Pacific Railroad tracks. Negative Declaration 07-05 will be prepared to evaluate potential environmental impacts.

The City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. The current request requires a modification of the 1998 approval.

A firm Planning Commission date will be set once off-site improvements are met to the satisfaction of the Public Works Department.

**9. Conditional Use Permit and Standards Variance for a Church at 6160 Atlantic Ave. (Case 0412-27) SV (see Attachment 10)**

The existing structure was originally built in 1955 and used for commercial retail, is located at 6160 Atlantic Avenue. The wedge shaped lot measures 50' wide along Atlantic, 62' wide along the alley and 105' deep. Churches are permitted in the CNA (Commercial Neighborhood Automobile-Oriented) zone with a Conditional Use Permit. The Miracle of Faith Church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. The applicant proposes off-site parking at the Sav-On Drug store located at 6000 Atlantic Avenue. This arrangement would require a Standards Variance because the off-site location is located greater than 600' from the Church entrance. An additional variance would be required if this off-site parking arrangement was not deed restricted. The applicant shall request a special building

inspection to identify possible building code issues. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once the special inspection is completed and a parking study is submitted.

**10. Mitigated Negative Declaration (Environmental Review) for revision of Solid Waste Facility Permit at Bel-Art Waste Transfer Station, 2501 E. 68th St.**

Bel-Art Waste Transfer Station, located at 2501 E. 68<sup>th</sup> Street, has applied to the County of Los Angeles Department of Health Services for a revision of their Solid Waste Facility Permit to allow an increase in the amount of material delivered to the facility from the current legal maximum of 1,500 tons per day to 4,000 tons per day. Bel-Art receives and temporarily stores non-hazardous municipal solid waste, greenwaste, and recyclable materials, and subsequently consolidates and transfers this material to disposal sites and recycling facilities. Waste is delivered primarily by commercial waste collectors, but Bel-Art also accepts waste from the general public.

As background, the City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. Negative Declaration 26-98 was also certified at this time.

The County of Los Angeles DHS, Solid Waste Management Program, received written comments related to the Mitigated Negative Declaration through October 25, 2004. According to a March 6, 2005 letter from LA County, senior management staff may decide whether to certify the Mitigated Negative Declaration. The City of Long Beach Environmental Officer responded to the Mitigated Negative Declaration with a letter commenting on the Noise, Traffic, and Air Quality sections of the document. At its October 19, 2004 meeting, the Long Beach City Council voted unanimously to adopt a resolution in opposition to the proposed solid waste facility permit revision for the Bel-Art Waste Transfer Station.

The Los Angeles County Department of Health Services, Solid Waste Management Program heard testimony at a Public Hearing on October 29, 2004, at McKinley Elementary School. Approximately 150 residents attended. If the Solid Waste Facility Permit revision were to be approved by the LA County Solid Waste Management Program, there would be a second hearing held by the California Integrated Waste Management Board prior to final consideration of the permit revision.

As of December 14, 2005 both the Solid Waste Facility Permit Revision and the certification of the Mitigated Negative Declaration are still **pending**.

**ACTIONS ON COMPLETED CASES**

**11. Staff Site Plan Review, AUP, and Standards Variances for a second story addition for caretaker residence and a crematorium at 6510 Cherry Ave. (Case 0502-10) MM (see Attachment 3)**

A 1,795 SF second story caretaker's residence addition to an existing mortuary and a new crematorium are proposed at 6510 Cherry Avenue. Mortuaries are allowed by right in the CCA (Commercial Community Automobile-Oriented) zone, however, a caretaker's residence requires an Administrative Use Permit. A Crematorium is allowed as an accessory to a

mortuary. The Staff Site Plan Review committee reviewed the site plan and design of the proposed addition. Under the proposed plan setback variances would be required for the second story addition and a parking variance would be required. Staff would not support a variance for less than the number of parking spaces required.

A redesigned plan was presented to the Staff Site Plan Review committee. The applicant has proposed a standard parking plan as well as a stacked tandem-parking plan to accommodate additional vehicles during a funeral service. Staff has requested a written parking plan describing how the proposed tandem-parking plan would operate.

The AUP request for a Caretaker residence and standards variances for parking and side-yard setback for the 2<sup>nd</sup> story addition was scheduled to be heard at the January 9, 2006 Zoning Administrator's hearing. The applicant was not able to attend and requested a continuance to the February 6<sup>th</sup> hearing. Three neighboring property owners did attend and expressed concerns with the project.

The Zoning Administrator **approved** the AUP request for a smaller 1,007 SF second story addition for a caretakers unit and standards variances for setbacks and parking at the **February 6, 2006** hearing.

## **ANNOUNCEMENTS**

### **12. NLB Parks Construction Update**

Grace Park, located on both the Northeast and Northwest corners of Plymouth Avenue and Elm Street, is on schedule and is expected to be completed by the end of April. The contractor will be installing the landscaping (turf, shrubs and ground cover over the next couple of weeks). Once the landscaping is completed, the contractor begins a 60-day maintenance and establishment period. The play equipment has been shipped from the factory and is expected to arrive by the end of January. The community garden at the Northwest corner of Plymouth and Elm is nearing completion. If a resident is interested in a community garden plot, please contact Anna Mendiola, Parks, Recreation and Marine at (562) 570-3165. An organizing meeting for the garden will be held in February.

Ed "Pops" Davenport Park, located just East of Paramount Boulevard at the terminus of 55<sup>th</sup> Way, is expected to be completed in April, with a 60-day maintenance and establishment period following. Installation of electrical underground for site lighting, irrigation main line and control wiring, and 3 new fire hydrants are complete. The parking area curbs and gutters, the restroom walls, and the basketball court have been constructed.

### **13. General Plan Update (GPU) – PHASE II BEGINS**

The City of Long Beach began a project a year and a half ago to update the General Plan. The General Plan provides the roadmap for the City's growth and development over the next 20 to 25 years. A General Plan reflects the community's vision through goals and policies that are implemented through strategic plans, land use plans, design guidelines, and zoning regulations.

The General Plan helps shape how the City will change over time. How will neighborhoods change, will there be new shopping areas, should there be mixed use development along



major streets, what type of jobs and businesses will exist, what will future buildings look like, how will people move around throughout the City, what kind of streets, sidewalks and landscaping will there be, and most important, how will Long Beach continue to be a great place to live, work and play.

The first phase of the General Plan update is complete. Community Cluster Advisory Teams, made up of individuals from five Community Planning Areas came together to provide input and identify issues. Not surprisingly, these geographic groups identified many of the same issues and concerns.

Phase II of the General Plan update will kick-off in March 2006. During this process it will be important for the community to develop a shared vision for the future in Long Beach. There will be a creative and comprehensive public outreach program to shape the vision. If you have ideas about the various ways we can reach the widest possible audience, please tell us. We are interested in reaching out to faith-based groups, neighborhood watch, community organizations and other public gatherings that would be good opportunities for public participation on the General Plan.

With your participation, we can shape a General Plan to reflect our shared values and vision, and provide a roadmap that takes Long Beach into the future.

Maps, demographic information, reports, documents, and community cluster input, is available online at: [http://www.longbeach.gov/apps/advance\\_plan/index.html](http://www.longbeach.gov/apps/advance_plan/index.html)

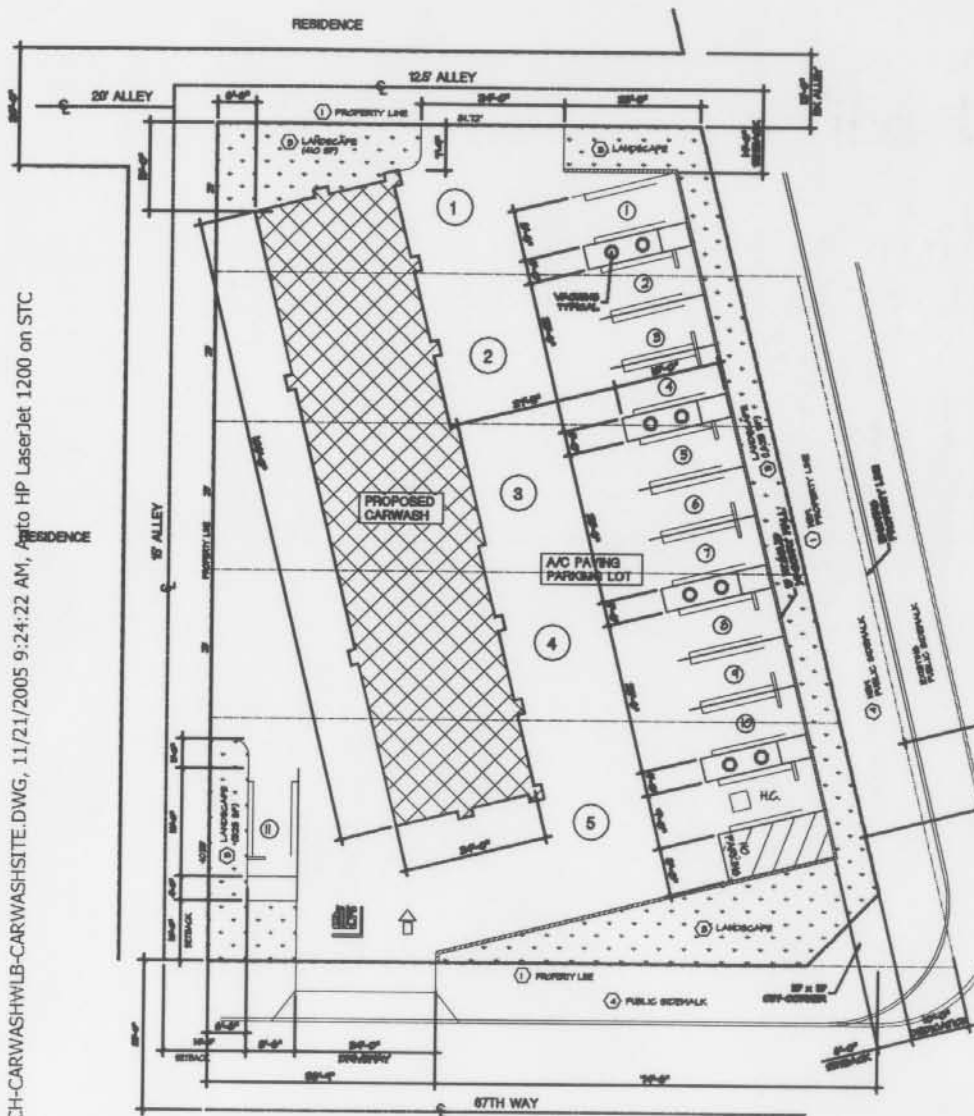
## **IMPORTANT PHONE NUMBERS**

Council Member (8 <sup>th</sup> District), Rae Gabelich	(562) 570-6685
Council Member (8 <sup>th</sup> District), Field Office	(562) 570-1326
Council Member (9 <sup>th</sup> District), Val Lerch	(562) 570-6137
Council Member (9 <sup>th</sup> District), Field Office	(562) 570-3319
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing, Marlene cyarron@longbeach.gov	(562) 570-9825
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance, Building, Zoning Code Enforcement	(562) 570-CODE
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Call Before you Dig (Underground Service Alert)	(800) 227-2600
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-4895
Graffiti in City Beaches	(562) 570-1582
Graffiti on County flood control channel	(562) 256-1920
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867
City Park Issues, Tom Shippey	(562) 570-4899
Street Median Issues, Tom Shippey	(562) 570-4899



# ATTACHMENT 1

C:\WJLEE\2005\WLONG BEACH-CARWASH\B-CARWASH\SITE.DWG, 11/21/2005 9:24:22 AM, Auto HP LaserJet 1200 on STC



**SITE PLAN**  
SCALE: 1" = 10'-0"

## FIREHYDRANT LOCATION



## PROJECT DATA

LOT SIZE: 8044 SQ. FT.  
ZONING: CCA  
PROPOSED BUILDING AREA: 2890 SQ. FT.  
FIRST FLOOR - 2890 SQ. FT.  
SECOND FLOOR - 408 SQ. FT.  
REQUIRED PARKING: 6 HATCH BAY X 2 = 12 SPACES  
PROVIDED PARKING: 12 SPACES  
PROVIDED LANDSCAPED AREA: 2850 SQ. FT.

## SITE PLAN NOTES

- ① PROPERTY LINE
- ② FUTURE ELECTRICAL METER LOCATION
- ③ LANDSCAPE
- ④ PUBLIC SIDEWALK
- ⑤ ROOF DRAIN DRAIN - SEE PLUMBING DRAWING

## BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND NOT BE TRANSPORTED FROM THE SITE VIA SUELFLOX, SPILLS, AREA DRAIN, NATURAL DRAINAGE COURSES OR POND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATER. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. DEBRIS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RUNOFF WATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE CLEANED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR DEGRADED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

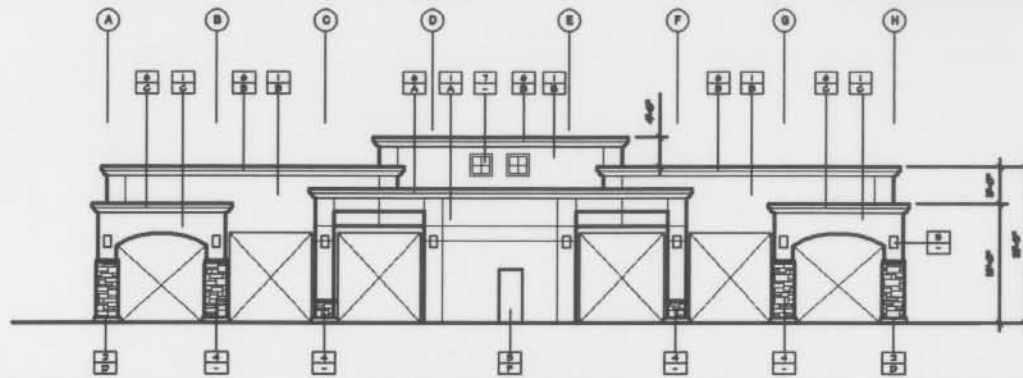
NOTE: A VERY HEAVY BROOKER CONTROL PLAN (VHBCP), UTILIZING SEDIMENT AND EROSION CONTROL BMPs FOR PROJECTS THAT WILL LEAVE DISTURBED SOIL DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30) IS REQUIRED. THE VHBCP MUST BE PREPARED FOR PROJECTS THAT HAVE ALREADY BROKEN GROUND, NOT LESS THAN 30 DAYS PRIOR TO THE BEGINNING OF EACH RAINY SEASON DURING WHICH SOIL WILL BE DISTURBED, AND PROJECTS THAT WILL BEGIN CONSTRUCTION DURING THE RAINY SEASON. THE VHBCP MUST BE AVAILABLE 60 DAYS BEFORE CONSTRUCTION COMMENCES. THE VHBCP MUST BE SUBMITTED TO THE BUREAU OF ENGINEERING, PUBLIC WORKS FOR REVIEW AND APPROVAL. THE VHBCP IS NOT A REQUIREMENT FOR THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

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LONG BEACH, CA 90803  
(562) 433-1111

**LONG BEACH CARWASH**  
6780 LONG BEACH BLVD.  
LONG BEACH, CA

Revisions	
Scale	1" = 10'-0"
Drawn	JLM
Checked	LM
Job No.	
Date	
Sheet Title	
<b>SITE PLAN</b>	
Sheet No.	A-2

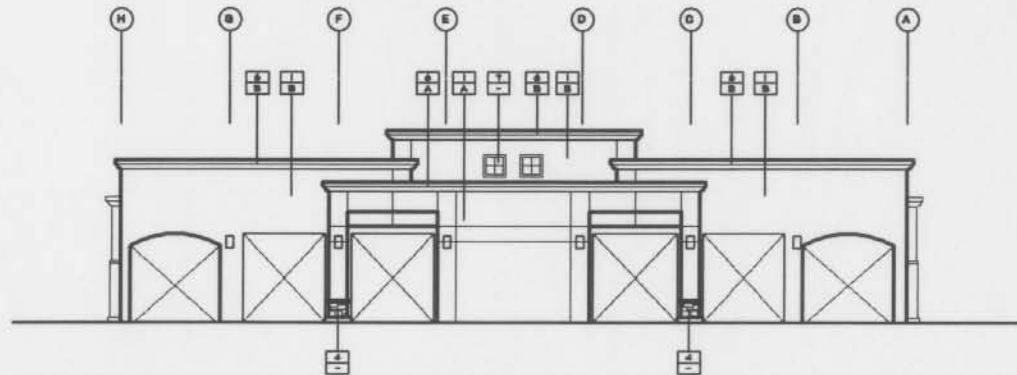
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EAST ELEVATION

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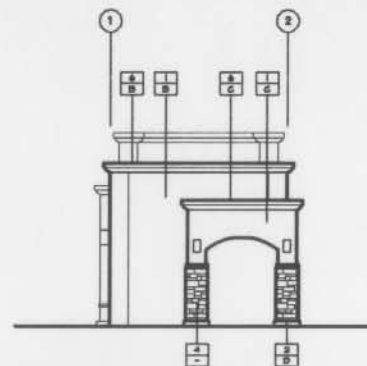
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WEST ELEVATION

SCALE  
1/8" = 1'-0"

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SOUTH ELEVATION

SCALE  
1/8" = 1'-0"

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## EXTERIOR MATERIALS

- 1 EXTERIOR GYPSUM PLASTER "LA HABRA STucco"
- 2 CONCRETE CURB BASE
- 3 GALVANIZED METAL
- 4 STONE VENEER - "CULTURED STONE"
- 5 DECORATIVE LINIT, SEE ELECTRICAL DRAWINGS
- 6 SP6 SHAPED HOLDINGS
- 7 ALUMINUM STOREFRONT AND CLEAR GLASS

## EXT. COLORS AND FINISHES

- 1 INTERIOR COLOR DASH EDWARD "VINT - DE EDOO, MACHINE APPLIED FINISH WITH TRIM PROOF PLASTIMORIC COATING, COLOR TO MATCH INTERIOR COLOR, PLASTER COLOR, SEE SPEC.
- 2 SAME AS 1 EXCEPT COLOR TO BE DASH EDWARD "MAHUA PEEL" - 5540
- 3 SAME AS 1 EXCEPT COLOR TO BE DASH EDWARD "CARAMEL APPLE" - 5533B
- 4 STANDARD GREY WITH SMOOTH FINISH
- 5 ANODIZE ALUMINUM DARK BRONZE
- 6 PRIME AND PAINT WITH SEMI - GLOSS ENAMEL, COLOR TO MATCH ADJACENT EXTERIOR SURFACE

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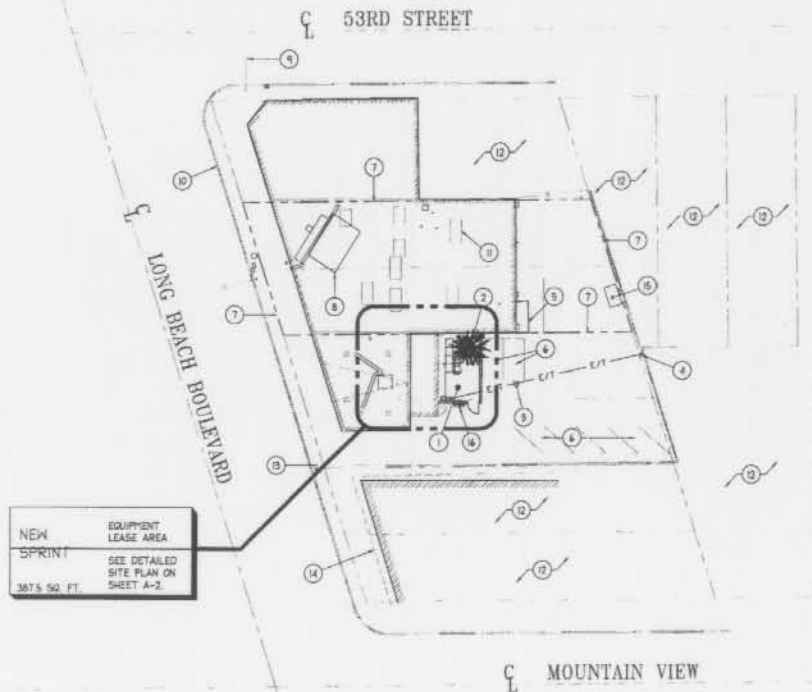
LONG BEACH CARWASH  
6769 LONG BEACH BLVD.  
LONG BEACH, CA

Revisions  
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# NOTES:

- 1 NEW SPRINT 15'-6" x 25'-0" (387.5 SQ. FT.) EQUIPMENT LEASE AREA LOCATED AT GRADE LEVEL. REFER TO DETAILED SITE PLAN ON SHEET A-2.
- 2 NEW SPRINT 45' HIGH MONOPOL (DATE PALY) AND LOCATION OF NEW PANEL ANTENNAS (4) ANTENNA PER SECTOR, (3) SECTORS, (12) ANTENNAS TOTAL.
- 3 NEW SPRINT UNDERGROUND POWER AND TELCO RUN.
- 4 EXISTING UTILITY POLE WITH TRANSFORMER AND NEW SPRINT POWER AND TELCO P.O.C.
- 5 EXISTING SHED.
- 6 EXISTING PARKING LOT & PARKING SPACES TYPICAL.
- 7 EXISTING PROPERTY LINE.
- 8 EXISTING SIGN.
- 9 EXISTING LIGHT POLE TYPICAL.
- 10 EXISTING CURB/SIDEWALK.
- 11 EXISTING A/C UNITS ON ROOF TYPICAL.
- 12 EXISTING ADJACENT PROPERTY/BUILDING.
- 13 EXISTING WATER METER.
- 14 EXISTING ROOF OVERHANG.
- 15 EXISTING MOBILE TRASH RECEPTACLE.
- 16 NEW VERIZON TELCO H-FRAME.

## ATTACHMENT 2



SITE PLAN

REV.	DATE/BY	REVISION DESCRIPTION
1	10/7/05 JT	SUBMITTAL SET
2	10/13/05 JST	POLE REVISION
3	10/18/05 JCH	CLIENT REVISIONS
4	11/18/05 JCH	CLIENT REVISIONS

SITE ACQUISITION / PLANNER



SITE BUILDER

ARE DEVELOPMENT



26170 ENTERPRISE #600  
LAKE FOREST, CA 92630  
PHONE: (949) 716-1940  
FAX: (949) 297-4786

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR:		
CONST MGR:		
PROJECT MGR:		

SITE INFO:

SITE NAME:	OPTICAL OPTOMETRY/ CLEAR CHANNEL LA70XC306B
SITE ADDRESS:	5290 LONG BEACH BLVD LONG BEACH, CA 90805

SHEET TITLE:

SITE PLAN

DRAWING INFO:

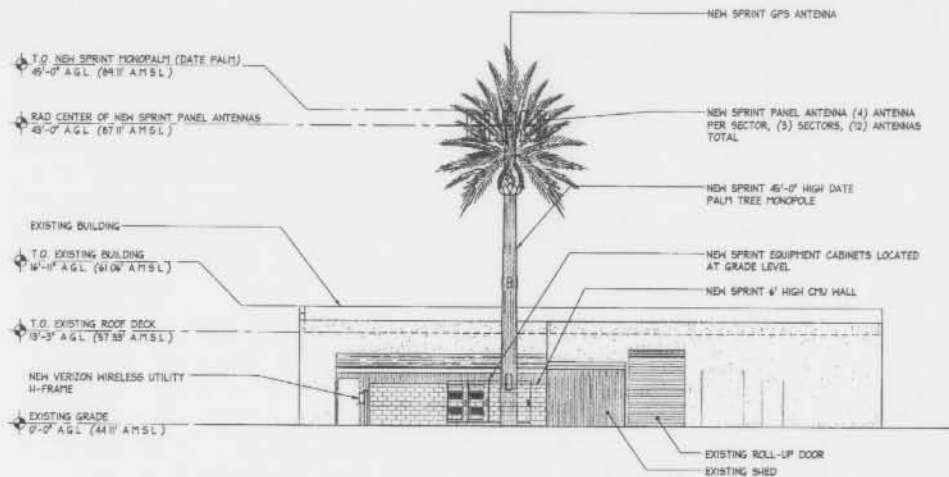
DWG NAME:	DRAWN BY:	DATE:
AI	JT	10/7/05

SHEET NUMBER:

3 OF 5 | A-1

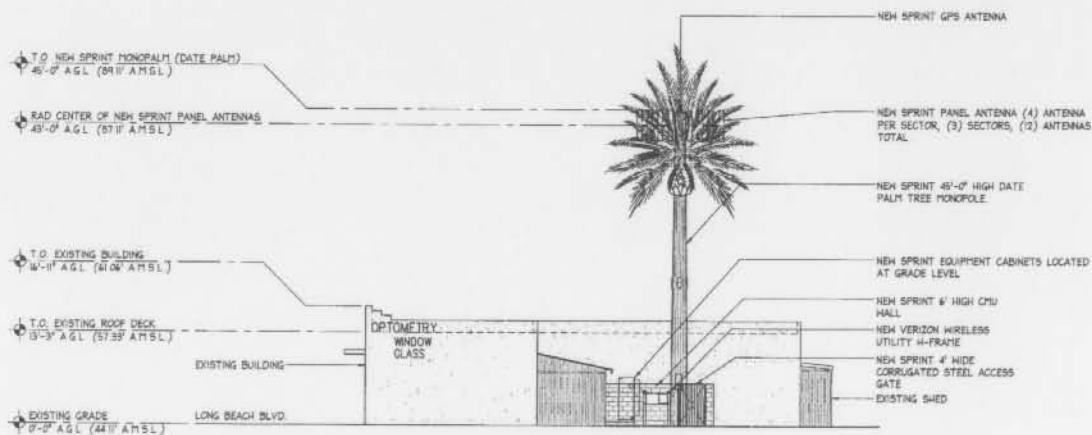


# ATTACH. 2 (Cont.)



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

REV.	DATE/BY	REVISION DESCRIPTION
1	10/7/05 JY	SUBMITTAL SET
2	10/13/05 JY	POLE REVISION
3	10/18/05 JCH	CLIENT REVISIONS
4	11/10/05 JCH	CLIENT REVISIONS

SITE ACQUISITION / PLANNER



18200 VON KARMAN, SUITE 100  
IRVINE, CA 92612

SITE BUILDER:

AME DEVELOPMENT



26170 ENTERPRISE #600  
LAKE FOREST, CA 92630  
PHONE: (949) 716-9940  
FAX: (949) 247-4788

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
SITE ACQ.:		
ZONING:		
RF:		
INTERCONNECT:		
UTILITY COOR.:		
CONST MGR.:		
PROJECT MGR.:		

SITE INFO:

SITE NAME:	OPTICAL OPTOMETRY/ CLEAR CHANNEL LA70XC306B
SITE ADDRESS:	5290 LONG BEACH BLVD LONG BEACH, CA 90805

SHEET TITLE:

ARCHITECTURAL  
ELEVATIONS

DRAWING INFO:

DWG NAME:	DRAWN BY:	DATE:
A3	JY	10/7/05

SHEET NUMBER:

5 OF 5 A-3



LA 70XC 306B

## ATTACH. 2 (Cont.)

OPTICAL OPTOMETRY/CLEAR CHANNEL  
(LONG BEACH)

5290 Long Beach Blvd.  
Long Beach, CA 90805

LOCATION



LA 765-D3

VIEW 2



PROPOSED SPRINT PCS 45' HIGH  
DATE PALM TREE MONOPOLE WITH  
(12) ANTENNAS

PROPOSED SPRINT  
PCS EQUIPMENT  
LOCATION

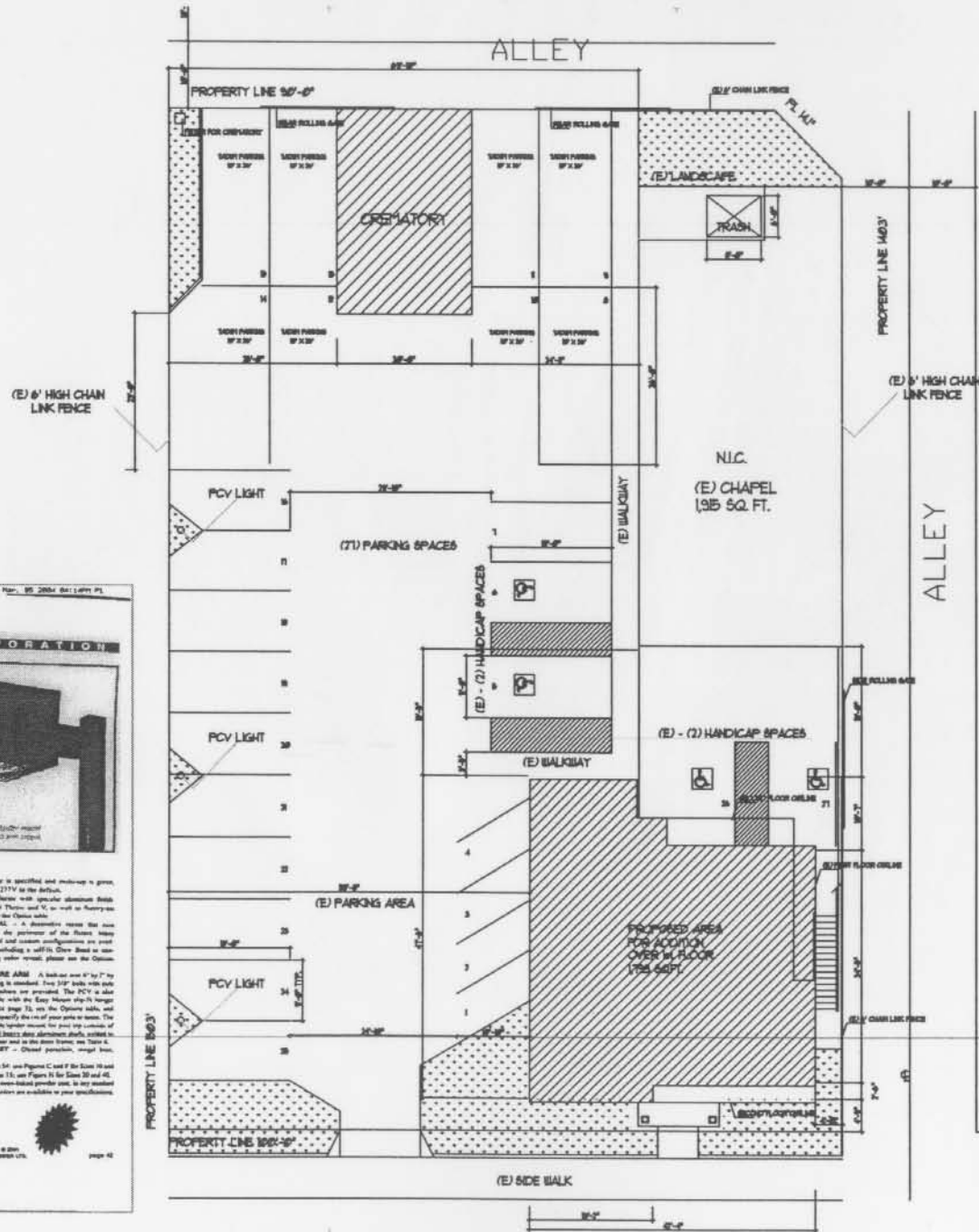


EXISTING

PROPOSED - EAST SIDE OF LONG BEACH BLVD. LOOKING NORTHEAST TOWARD SITE.



# ATTACHMENT 3



**The PCV Series**  
BIEBER LIGHTING CORPORATION

**UL & CSA LISTED FOR WET LOCATIONS. FACTORY TESTED BEFORE SHIPMENT.**

**GENERAL** - The PCV offers superior performance because of its vertical optic design and specially designed engineered reflectors.

**SQUARE HOUSING** - A weatherproof unit fabricated from 304 stainless steel, corrosion resistant in all environments. Features a 120° beam spread and a 200° mounting angle for easy installation, rugged to accept the mounting arm, then, built, so that they can be used to open the fixture while retaining it.

**SQUARE HOUSING - SILENT** - Since, except due to its vertical construction from 304 stainless steel, the housing is completely silent.

**SQUARE LENS AND FRAME** - The lens is made from clear, tempered glass, which is protected from the outside by a clear, tempered glass lens. The lens is mounted on a clear, tempered glass frame, which is protected from the outside by a clear, tempered glass lens. The lens is mounted on a clear, tempered glass frame, which is protected from the outside by a clear, tempered glass lens.

**Fig. 1. The square lens (PCV) series light fixture. A clear lens and a clear glass lens for vertical lamp protection.**

**REAR LENS AND FRAME** - Same as the front, except the rear lens is made from 304 stainless steel, and it is made to accept the mounting arm.

**ELECTRICAL COMPONENTS** - All fixtures are 120V or 277V, depending on the application, available in 120V and 277V. Mounting arm is 120V or 277V. Mounting arm is 120V or 277V.

**BIEBER**  
872 W. HANCOCK BLVD., HANCOCK, MA 02041  
voice 508/643-8789 fax 508/643-0333  
email bieber@pcv.com web us online at www.bieberlighting.com

## PROJECT SUMMARY

EXIST. AREA	1000 SQ. FT.
NEW CONSTRUCTION	1000 SQ. FT. + 1000 SQ. FT.
EXIST. CHURCH	1000 SQ. FT.
NEW CHURCH	1000 SQ. FT.
EXIST. CHURCH	1000 SQ. FT.
NEW CHURCH	1000 SQ. FT.



**SITE PLAN**  
SCALE 1/4" = 1'-0"

DATE: 10/10/00

OWNER: N.I.C.



**AD STUDIOS**  
No. 100  
1000 W. HANCOCK BLVD., SUITE 100  
HANCOCK, MA 02041  
TEL: 508/643-8789 FAX: 508/643-0333

**PROJECT SUMMARY**  
1000 SQ. FT.  
1000 SQ. FT. + 1000 SQ. FT.  
1000 SQ. FT.  
1000 SQ. FT.  
1000 SQ. FT.

**REVISIONS**  
1. 10/10/00  
2. 10/10/00  
3. 10/10/00  
4. 10/10/00  
5. 10/10/00  
6. 10/10/00  
7. 10/10/00  
8. 10/10/00  
9. 10/10/00  
10. 10/10/00

STRENGTHENING VOTING



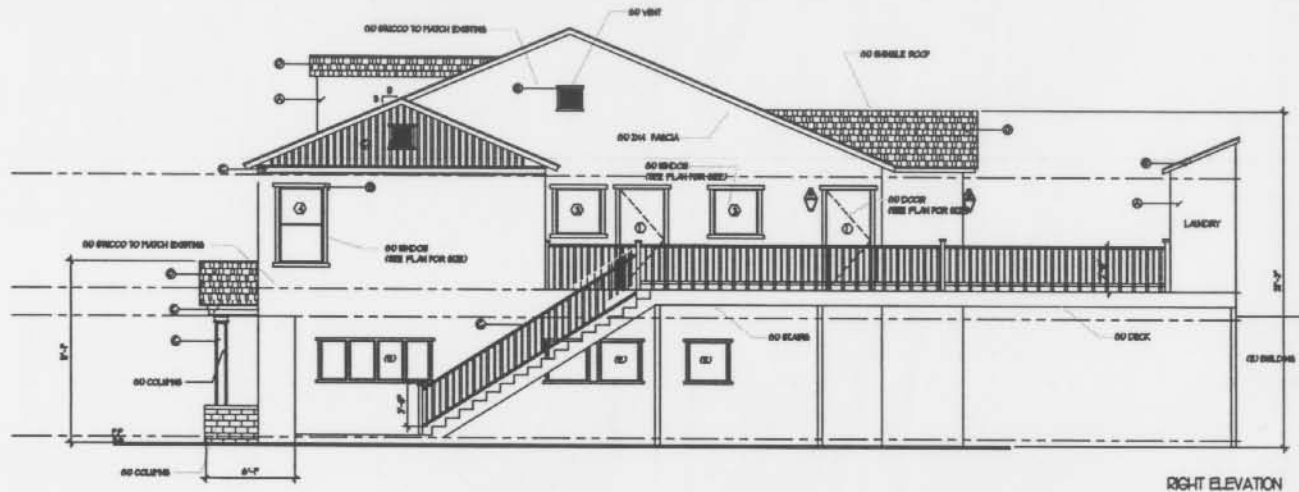
Project no. 040229  
 phase CD.  
 date 11.11.04  
 code WF = 1'-2'  
 date for 20  
 sheet number 1  
 11



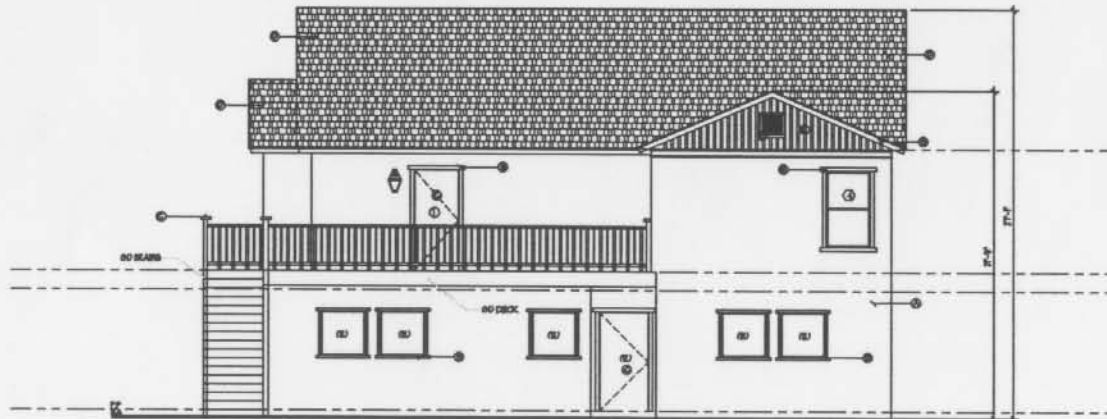
# ATTACH. 3 (Cont.)

ATTIC VENTILATION REQUIRED

CHLSE = 12" SP. RSL.  
NO  
5 X 55 X 1/2" ALUMINUM VENTS PROVIDED  
5.2.285 = 1" SP. RSL.  
NO  
5 SCREEN VENTS PROVIDED



RIGHT ELEVATION



REAR ELEVATION

\* ALL MATERIALS TO MATCH EXISTING

SYMBOL	TYPE	DESCRIPTION
A BRICK	LA HABRA	3-18 BARNHILL SHADE 1001
B NO TRIM	VISTA PAINT	SPB-10 - GOLD
C DOORS + COLUMNS VISTA PAINT	SW-02	OFF-WHITE
D ROOFING	SOVEREIGN	PONTIAC COLOR BLEND - CEDAR SHAKE - STEEL-14
E SIDING + RAILING	VISTA PAINT	SW-02 - OFF-WHITE

**ELEVATION**  
SCALE 1/4" = 1'-0"

CONSTRUCTION NOTES

GENERAL NOTES

1. ALL MATERIALS TO MATCH EXISTING UNLESS NOTED OTHERWISE.  
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).  
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE (IMC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND HEATING CODE (IPHC).  
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODE (IFAC).  
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SINKING AND FOUNDATION CODE (ISFC) AND THE LATEST EDITIONS OF THE INTERNATIONAL ROADS AND HIGHWAYS CODE (IRHC).  
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL AIRPORTS AND AIRCRAFT CODE (IAAC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MARITIME CODE (IMC).

**AD STUDIOS, INC.**  
ARCHITECTS  
11111 111TH AVE. SUITE 100  
LOS ANGELES, CA 90048  
TEL: (310) 441-1111  
FAX: (310) 441-1112

DATE: 11.11.24  
PROJECT: 11.11.24  
SCALE: 1/4" = 1'-0"  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

## REVISED PLAN



8510 CHERRY AVE.  
LONG BEACH, CA. 90805

DESIGN BY: B. PROGEWAY
DRAWN BY: JT
SCALE: AS NOTED
PROJECT No. -
DATE: 5-20-03

**PERCEIVING MUSIC**

THEY LISTEN, REMEMBER AND RECOGNIZE AND TO COORDINATE PHASES OF THE MUSICAL CLASH AND TO BE SENSITIVE TO THE CONTRASTS TO ALL NOTES AND MELODY. THE MUSICAL CLASH IS THE CONTRAST BETWEEN THE NOTES AND THE MELODY. THE MELODY IS THE CONTRAST BETWEEN THE NOTES AND THE MELODY. THE MELODY IS THE CONTRAST BETWEEN THE NOTES AND THE MELODY.

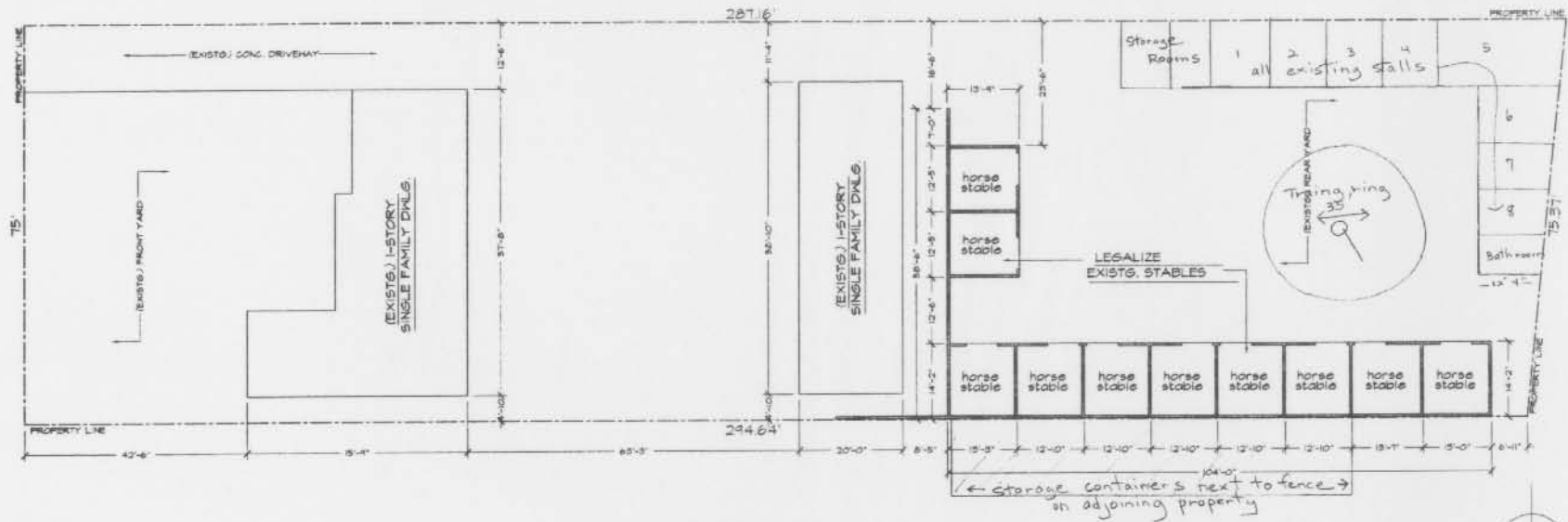
CONTRAST: THE MUSICAL CLASH  
ALL NOTES REMEMBERED

REVISIONS:
△
△
△
△

A1

SHEET - OF -

## ATTACHMENT 4



PLOT PLAN  
SCALE 3/32"=1'-0"



REVISIONS BY

Plans drawn by:

G P. FOX  
DRAFTING

RESIDENTIAL COMMERCIAL  
GUILLERMO PALAFOX  
8050 E. Florence Ave.  
suite #27  
Downey, CA 90240  
phone: (562) 928-5487  
pager: (562) 409-3118

# GENERAL NOTES

1. VERIFY MEASUREMENTS WITH CORRESPONDING CONTRACTS OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. FINISH ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE FINISH ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST CORRELATE DATUM-BASED ARCHITECTURAL ELEVATIONS WITH SITE-SPECIFIC ELEVATIONS SHOWN ON THE DRAWINGS.
3. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS SPECIFICALLY NOTED OTHERWISE.

Project:

LEGALIZE EXIST.  
HORSE STABLES

Sheet Title:

PLOT PLAN

Project for:

JESUS AVILA

Project:

Address:  
7105 N.  
ATLANTIC PL.  
LONG BEACH, CA.

Checked:

Job no. 0210

Drawn robert0

Date 1/2/05

SHEET:

1





Proposed View



CA7746 Del Atlantic  
5115 Atlantic Ave.  
Long Beach, CA 90805



Existing View

## ATTACHMENT 6



## WEST ELEVATION

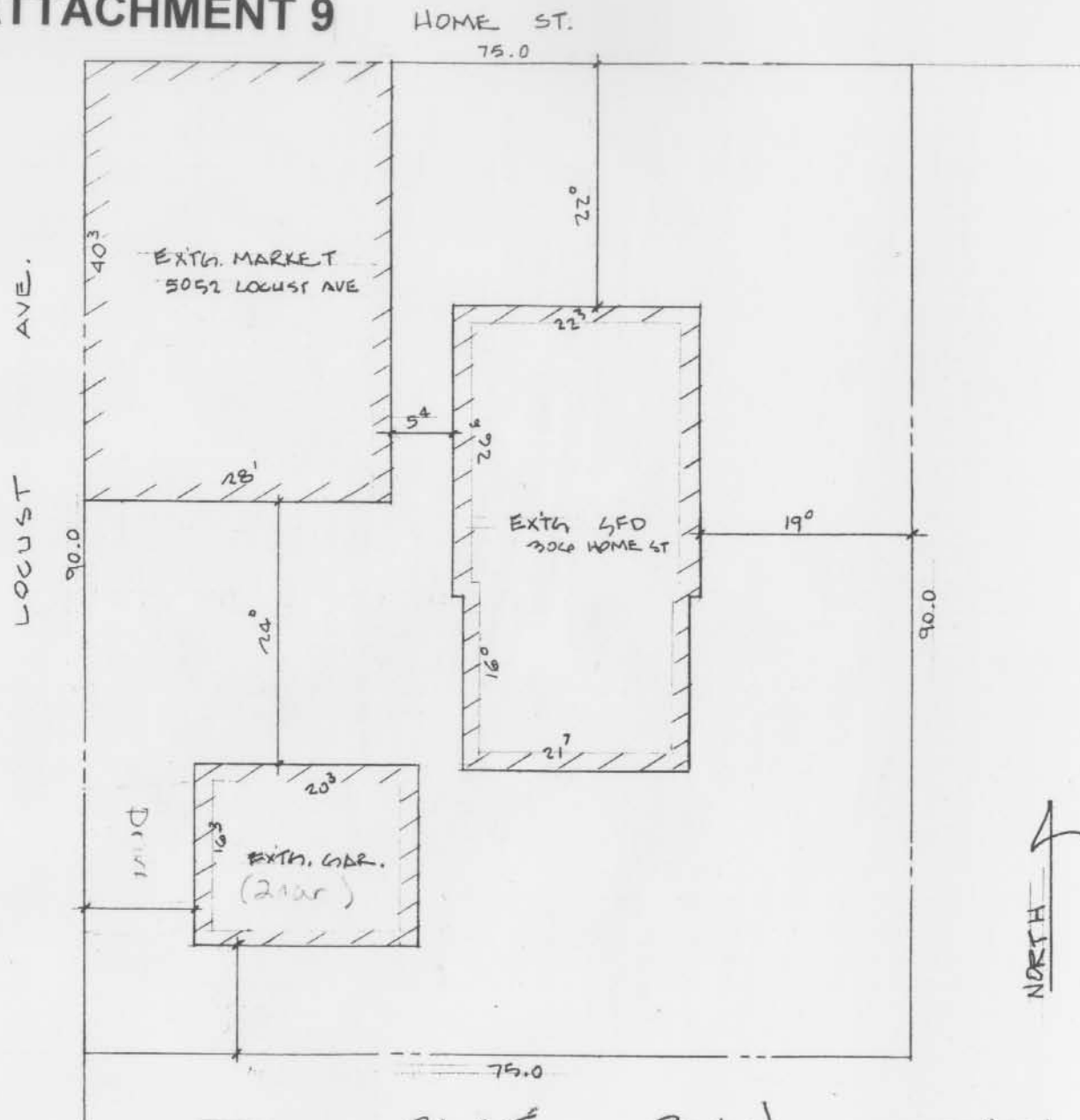
SCALE  
1/4" = 1' - 0"

## ATTACHMENT 7



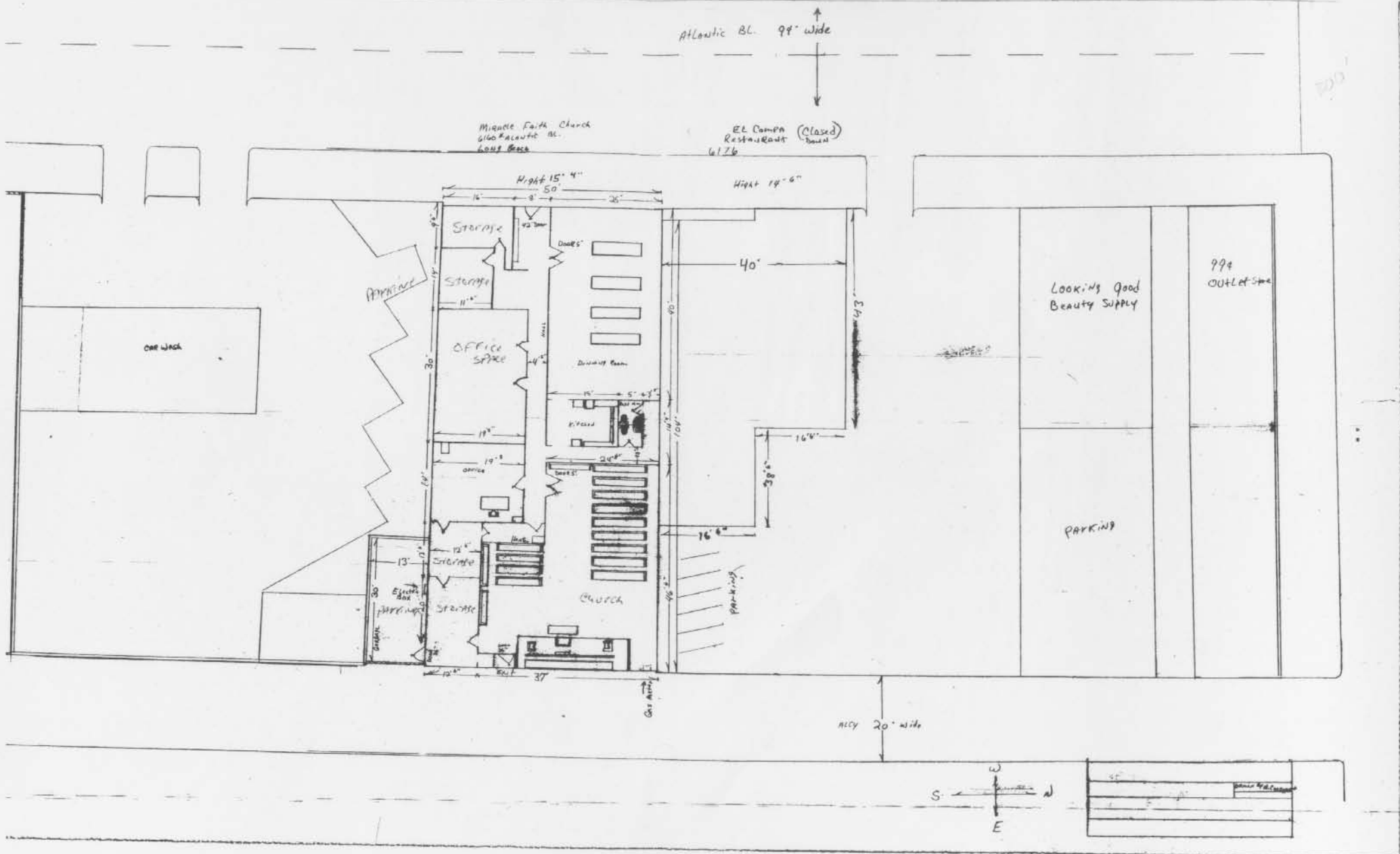


# ATTACHMENT 9

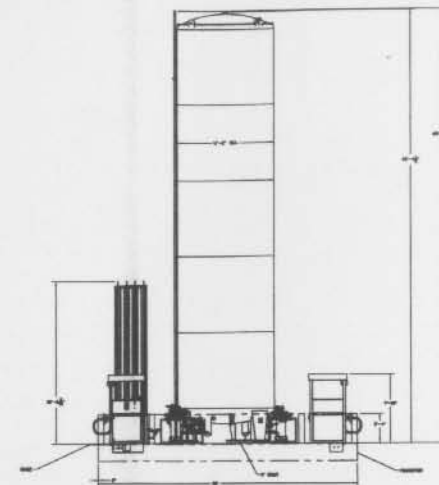
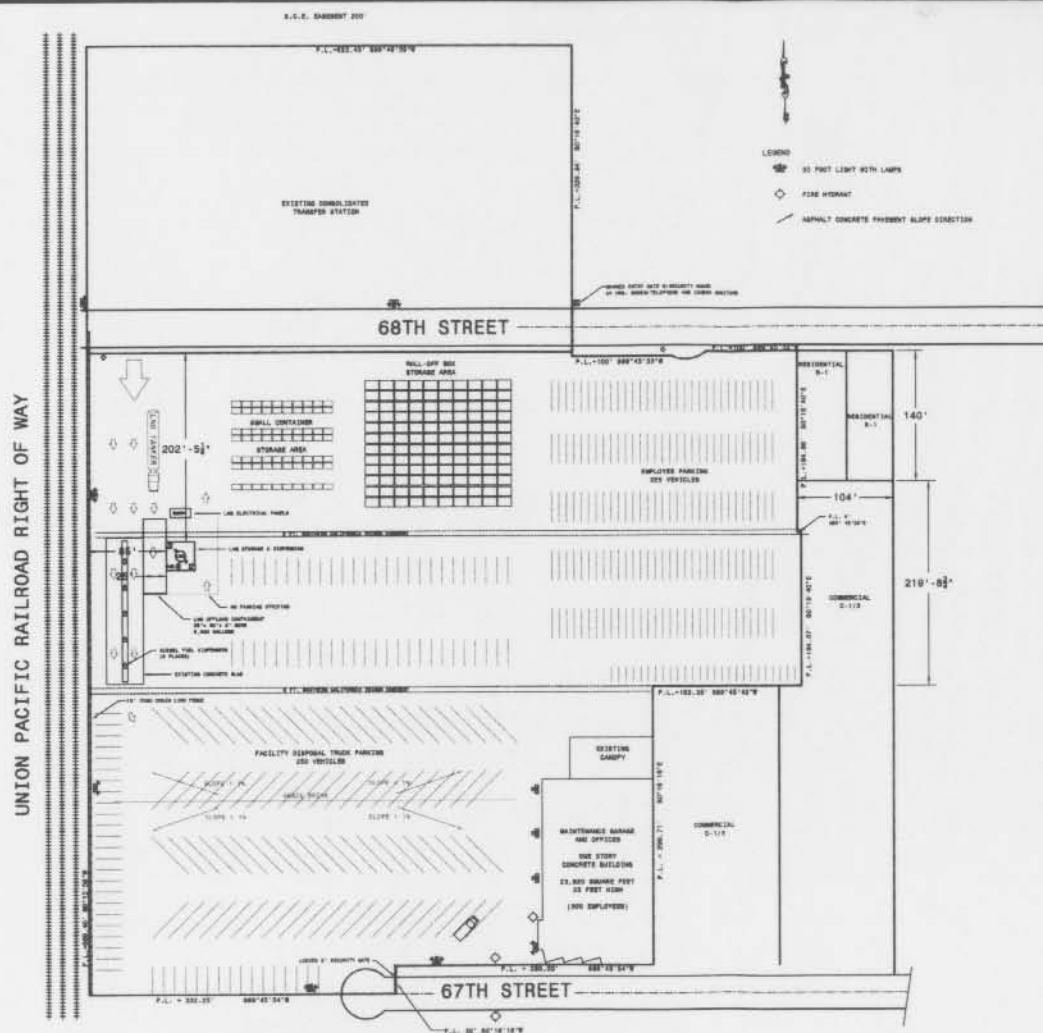


PLOT PLAN SCALE: 1" = 10'

# ATTACHMENT 10



# ATTACHMENT 13



LNG IMPOUND AREA ELEVATION

## Notes:

1. Original CUP (Conditional Use Permit) August 1998  
9805 - 11  
9805 - 18
2. See NPDES Report for site drainage details
3. Site area 184,374 S.F. - 4.2 acres  
Building 15,055 S.F.  
Area/Building Ratio = 15,055/184,374 = 8%
4. No trees on the site
5. Two site easements; SCE and PUC
6. Minimum Changes in vehicle parking; 6 parking spots will be used for the LNG Station. Vehicles will be relocated onsite.
7. Plot at Architectural "D" size 36"x 24".

SCALE:

1/8"=1'

DRAWN BY: SFL  
DATE: 02-14-05  
CHECKED BY: DATE:

DATE	REVISIONS	REV. BY
03-18-05	Rev. A, Add Elevation View	S.F.
04-27-05	Rev. B, Add Parking Details	S.F.

## Weaver Electric, Inc.

DATE: 02-14-05  
DRAWN BY: SFL  
CHECKED BY: DATE:

WEAVER ELECTRIC, INC.  
1000 N. 10TH ST.  
DENVER, CO 80202

PROJECT:

Consolidated Refuse  
LNG-LCNG Fueling Station

SHEET NAME:

Consolidated Refuse  
Site Plan View

SHEET:

S-1

SHEET 1 OF 1

**ATTACH. 13 (Cont.)**



1. Original CUP (Conditional Use Permit) August 1998  
9805 - 11  
9805 - 18
2. See NPDES Report for site drainage details
3. Site area 184,374 S.F. - 4.2 acres  
Building 15,055 S.F.  
Area/Building Ratio = 15,055/184,374 = 8%
4. No trees on the site
5. Two site easements; SCE and PUC
6. Minimum Changes in vehicle parking; 6 parking spots will be used for the LNG Station. Vehicles will be relocated onsite.
7. Plot at Architectural "D" size 36"x 24".

SHEET:  
**S-1**  
SHEET 1 OF 1